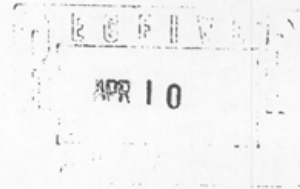


ATTACHMENT 1

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects



April 10, 2002

Ms. Deirdre Clark
Fauquier County
Department of Community Development
40 Culpeper Street
Warrenton, Virginia 20186



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**RE: VINT HILL FARMS STATION – LANDBAY H
PP02-CR-07**

Dear Ms. Clark:

We have received your comments dated March 28, 2002 and we offer the following response.

Comment 11A: The width of Road Section "B" as shown is 50 feet. Traffic studies indicate that a 60-foot width is required. This roadway serves as access to Rogues Road (Route 602) for this and future land bays and must meet all standards for such volume.

Response 11A: In accordance with our meeting on April 03 it was agreed that a 50 foot Right-of-Way would be acceptable to the County as it meets VDOT'S requirements based on anticipated traffic volume provided that the travel lanes are increased to 12 feet in width resulting in a 36 foot face to face of curb dimension. This new dimension is reflected in both the typical road section for roadway B as well as the plan view dimensioning on sheet # 4.

Comment 11B: It is not apparent from the preliminary plat that the streets in this section will be designed to Virginia Department of Transportation (VDOT) standards. The proposed roadway sections do not reflect input provided by the County Engineer and VDOT focused on resolving roadway design and construction issues.

Response 11B: It was agreed at our meeting on April 03 that the streets have in fact been designed to VDOT standards provided a 12 foot travel lane is provided which has been done for the main roadway (Cray Dr.) It was also agreed to by the County as being satisfactory based on VDOTS concurrence with the design.

Ms Deirdre Clark
April 10, 2002
Page 2

Comment 11C: Traffic studies indicate an impact from the proposed development to the intersection of Route 215 and Route 602 in Prince William County. A review of such impacts has been requested from VDOT's Northern Virginia District Office and is expected within 30 days.

Response 11C: A right turn lane has been proposed with this plan including a 12 foot right of way dedication which parallels the 200 foot turn pocket and 100 foot taper. In accordance with our traffic study dated 2/14/02 the peak hour volumes do not indicate a need for a left turn lane from Rogues Road into the site. This was agreed to provided Watson Road is constructed with or prior to the proposed Town Center.

P_HR+A

Comment 11D: Clarification of traffic counts is needed.

Response 11D: The traffic study prepared by our office dated 2/14/02 indicates the basis for the counts provided. If additional clarification is needed we need to know what is unclear and will be able to respond to it appropriately.

Comment 12: The "network" of sidewalks and walkways "that will allow pedestrian access within the site," as noted in Proffer F-2, is not apparent in the current design. A plan for the connection to Land Bay G is not evident. This pedestrian access network should serve to connect the residential land bays to the open space areas, the future "town center," and each other. Please note that sidewalks are limited in their usefulness to serve the variety of recreational needs that are better met by trails.

Response 12: The proposed trail network has been added to sheet # 2 and 4 and combined with having sidewalk on both sides of the streets should more than comply with the proffer requirements.

Comment 13: Access to the central open space within Land Bay H is limited and does not reflect a true connection of open space as proffered.

Response 13: The lots in landbay H have been reconfigured to provide open space access to the central portion of landbay H with trails being provided as an additional connection.

Comment 14: Street names must be indicated on the preliminary plat.

Response 14: Street names have been provided and are shown on Sheet #4.

Ms Deirdre Clark
April 10, 2002
Page 3

Comment 15: Information on the condition of the landfill site is requested to assure that closure procedures have been adequately addressed.

Response 15: Information on the landfill site has been provided under separate cover.

Comment 16: In accordance with Section 7-603.2 of the Fauquier County Zoning ordinance, a landscape plan will be required at record plat or construction drawing phase.

Response 16: A landscape plan will be provided with the construction plans for the landbays.

Comment 17: The limits and location of the existing Storm Water Management facility serving the proposed development should be shown on the plans.

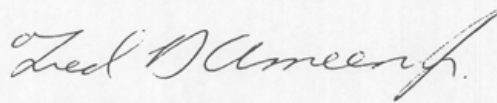
Response 17: The Storm water management facility has been shown on sheets #2 and #4. This facility was designed and constructed with the landbay F construction plan submittal and was designed to accommodate all development occurring within the drainage basin for which both landbay G and H are a part.

P_HR+A

I have included fifteen folded copies of the plan with all changes for your approval. I hope this addresses your comments and concerns noted in this letter. Should you have any questions concerning these responses, please feel free to call.

Sincerely,

PATTON HARRIS RUST & ASSOCIATES, pc
A Professional Corporation



Fred D. Ameen Jr., P.E.
Director of Engineering